

DOWNTOWN DRAFT REPORT SUMMARIES 6/10/2006

2020 COMP PLAN

The DT area was identified as a "historic area", in order that funds may be found for a study and/or various improvements. It was recommended that the DT "should be the focus of a special study to identify opportunities for economic revitalization, residential, and commercial redevelopment, historic preservation, and public parking conditions." Residents from the area east of US 31 listed improving DT as one of their top 4 issues during the community meetings that were held east and west of US 31.

That special study was started with a couple meetings being held, but unfortunately, the study was never completed.

**SUB-COMMITTEE DRAFT REPORT
FROM 10/6/2005.**

VISION STATEMENT:

A village destination with attractive landscaping, quaint businesses, outside eateries, busy with pedestrian traffic and families that has a unique identity, with pride based on its' Quaker roots and Underground Railroad heritage.

IDENTIFIED ISSUES:

- 1) Parking-Parking Study
- 2) Non-Pedestrian friendly
- 3) Lack of visual amenities
- 4) State Road 32-look at other communities.
- 5) Inappropriate land use
- 6) Economic Development/Re-Development
- 7) Right on Red-Call INDOT
- 8) Architectural Standards
- 9) Increase Business
- 10) Annual Events
- 11) Hotel/Bed & Breakfast
- 12) Unsafe Structures
- 13) Downtown Lighting-Lanterns
- 14) More retail-more businesses
- 15) Partnerships
- 16) Signage
- 17) Sidewalks-multi-use trail, bike stand, fountains.
- 18) Starbucks-Microsoft-more food/retail/boutiques/diversity in retail
- 19) Entertainment-comedy club
- 20) "Stay open at night"
- 21) Grant Money
- 22) Increase professional staff

**McBRIDE DALE DRAFT
LAND USE ELEMENT**

VISION STATEMENT:

The area will be a destination with diverse land uses and intensities that encourage commerce, recreation, and residences. Downtown will be characterized by public meeting places and mixed uses, including commercial and residential. Architecture will be urban in nature.

**DRAFT SUBMITTED BY
DAVE MUELLER**

VISION STATEMENT:

DT Westfield is a village destination with community pride, unique businesses, outside eateries, busy with pedestrian traffic, and families with an identity based on its Quaker roots and Underground Railroad heritage.

**LAND USES NEEDED TO MAINTAIN A GROWING
DOWNTOWN ENVIRONMENT:**

- 1) Institutional uses:
Schools, Library, Post Office, Public Safety,
Town Hall/Government Buildings
- 2) Restaurants
- 3) Commercial businesses
- 4) Funeral home
- 5) Parks
- 6) Trails & sidewalks connecting neighborhoods.
- 7) Green space
- 8) Cultural activities and events
- 9) A unique brand
- 10) Local donut shop
- 11) Regional historic museum
- 12) Churches
- 13) Art galleries
- 14) Photography studio
- 15) Union Bible Academy and Seminary
- 16) Golf courses
- 17) Stitches & Scones
- 18) Historic buildings and sites

2020 COMP PLAN

SUB-COMMITTEE DRAFT REPORT FROM 10/6/2005.

DRAFT POLICIES:

- 1)DT defined Hoover St. on the north, South St. on the south, Maple St. on the west and Gurley St. on the east.
- 2)Parking must be identified & adequate parking provided.
- 3)Facilitate traffic patterns for DT as a destination. Reroute heavy trucks.
- 4)Land uses should be complementary in nature, with more retail and businesses.
- 5)Physical amenities will be visually and physically appealing.
- 6)Create a symbol or brand for the DT.
- 7)All stakeholders must work cooperatively and be in agreement with Town policies.
- 8)Overall DT design will facilitate mixed uses supported with the proper zoning ordinances and architectural standards.
- 9)All DT development approvals and processes will be defined and made available to all concerned parties.
- 10)Implementation activities(not all inclusive)
 - a)Parking study
 - b)Traffic study
 - c)Special zoning for DT
- 11)Capital Improvement Programs:
 - a)Infrastructure capacity studies
 - b)Cost benefit analysis for redirecting heavy truck traffic out of DT.
 - c)Developing a "Brand".
 - d)Evaluate and determine the use of the Redevelopment Commission as a development tool and for one stop approval.
 - e)Development of architectural guidelines and zoning ordinances for DT.

McBRIDE DALE DRAFT LAND USE ELEMENT

DEVELOPMENT POLICIES:

- 1)DT is defined by Hoover St. on the north, South St. on the south, Maple St. on the west and Gurley St. on the east.
- 2)Provide adequate public parking as new uses are developed and reuse takes place.
- 3)Relocate employee parking away from the store fronts.
- 4)Encourage new development in an urban form, with the buildings located close to the street.
- 5)Promote DT as a growth area and as a destination.
- 6)Develop a unique image for DT Westfield.
- 7)Encourage traffic that provides multiple opportunities for making the area a destination.
- 8)Encourage DT development that will complement the visual and aesthetic value of the entire Town.
- 9)Appropriate land uses:
 - a)Commercial
 - b)Retail
 - c)Residential
 - d)High density residential
 - e)Cottage industries
 - f)Institutional
 - g)Entertainment

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McBRIDE DALE DRAFT
LAND USE ELEMENT

DRAFT SUBMITTED BY
DAVE MUELLER

SUMMARY:

The land use of DT Westfield is directly tied to developing and sustaining an identity that attracts people by offering them the needed characteristics that provide an excellent quality of life for its citizens. The need for townhomes, single family houses, condominiums, apartments, multiple family housing and other housing classifications can only be predicted if the downtown survives. If the listed priorities and characteristics are maintained and not lost to the impact of newer developments, the desire to work and live in DT will increase along with land prices and demand for more business and residential land opportunities. A clear vision and written ordinances need to be established to offer direction of land use in DT. This can offer the citizens of Westfield/Washington Township an uncompromising direction to follow and believe in.